

Delegated Report		Analysis sheet		Expiry Date:	18/05/2012		
		N/A / attached		Consultation Expiry Date:	10/05/2012		
Officer			Application Number(s)				
Neil Zaayman			2012/1961/P				
Application Address			Drawing Numbers				
22 Redington Road London NW3 7RG			Refer to decision notice.				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Amendment to planning permission granted 07/04/10 (2010/0664/P) for erection of trellis on top of Oak Hill Way boundary wall of residential dwelling (Class C3), namely alterations to profile of trellis on upper section of Oak Hill Way elevation.							
Recommendation(s):		Grant permission.					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 13/04/2012 until 04/05/2012. Advertised in the Ham and High Newspaper 19/04/2012 until 10/05/2012.					
CAAC/Local groups* comments: *Please Specify		<u>Fitzjohn's & Netherhall CAAC:</u> No comments received.					

Site Description

A large detached two-storey single dwellinghouse with attic accommodation located on the north-eastern side of Redington Road, opposite the junction with Oakhill Avenue. The property has been identified as making a positive contribution to the character and appearance of the Redington/ Froggnal Conservation Area in which it is located. The site refers to the side boundary which borders the pedestrian section of Oak Hill Way.

Relevant History

2004/3352/P: Excavations to create a double garage in the forecourt and an underground link to the house; alterations to the pedestrian access by the formation of a new step arrangement with railings; and the erection of a new boundary wall with railings and gate. **Granted 13/10/2004**

2006/4739/P: Amendment to planning permission dated 13/10/2004 (reference 2004/3352/P) namely, erection of a front and part-side boundary wall with railings over and brick piers, a pedestrian and vehicular entrance gate on the front elevation. erection of a timber fence and brick wall to the side (Oak Hill Way) elevation. **Granted 11/12/2006**

2010/0664/P: Erection of trellis on top of Oak Hill Way boundary wall of residential dwelling (Class C3) – **Granted 07/04/2010.**

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance

CPG1 (Design)

CPG2 (Amenity)

Fitzjohns & Netherhall Conservation Area Statement

National Planning Policy Framework (March 2012)

Assessment

Proposal:

The proposal is for alterations to planning permission ref: 2010/0664/P granted on 7th April 2010 for a boundary trellis on top of the side wall running up alongside Oakhill Way which is a pedestrian footway connecting Redington Road and the road section of Oakhill Way. Fencing already exists on the top of the wall and this application for amendments will involve an overall reduction in height compared to what has previously been approved.

The submitted drawings indicate that fencing is required on top of the wall due to the garden level being higher than the level of the public realm. In places the boundary appears to be a retaining wall for the garden. Main Considerations:

- Impact on host building and the conservation area
- Neighbourhood Amenity

Impact on host building and the conservation area:

The proposal would be for an overall reduction in height of the trellis above the boundary wall compared to what was previously considered acceptable. The result would create a more open and less bulky appearance. This type of fencing and approach to boundary treatment is not uncommon in the conservation area. The boundary is not widely visible from the public realm as it is positioned along an informal side garden elevation rather than the more formal setting of the street elevation. It was noted upon site inspection that the majority of the fence is screened from any public views by means of dense vegetation on this boundary. The proposed amendments are considered acceptable and would not harm the character and appearance of the host building or the conservation area, compliant with policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) of the LDF.

Neighbourhood Amenity:

It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with policies CS5 (Managing the impact of growth and development) and DP26 (Managing the impact of development on occupiers and neighbours).

Recommendation:

Grant Permission

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